

**262 Atlantic St
Stamford, CT**

**PRIME RETAIL
FOR LEASE**

PRESENTED BY: KRAVET REALTY LLC

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EXECUTIVE SUMMARY

Discover the potential of 262 Atlantic St, strategically located in the bustling center of Stamford's dynamic downtown. As Connecticut's fastest-growing city, Stamford offers robust population and job growth, creating a high demand for retail space.

This premier listing features 7,357 square foot on two floors of retail space, ideal for a variety of uses, from a cozy café, to a boutique market.

262 Atlantic promises a vibrant atmosphere. Atlantic Street, one of downtown Stamford's main thoroughfares, the location boasts excellent connectivity. Being just a 5 minute walk to the Metro North Rail Station and close to I-95, linking New York to Boston, further enhances its accessibility and appeal as destination retail.

Offered at \$27 NNN, this space is poised for a business ready to thrive in Stamford's lively urban environment. Embrace the opportunity to grow with the city and become a part of its prosperous community.





DEMOGRAPHIC SUMMARY

Ring of 3 miles

KEY FACTS

139,740

Population



55,223

Households

36.9

Median Age

\$85,867

Median Disposable Income

EDUCATION

9.8%

No High School Diploma



18.5%

High School Graduate



16.4%

Some College/
Associate's Degree



55.3%

Bachelor's/Grad/Prof Degree

INCOME



\$108,552

Median Household Income



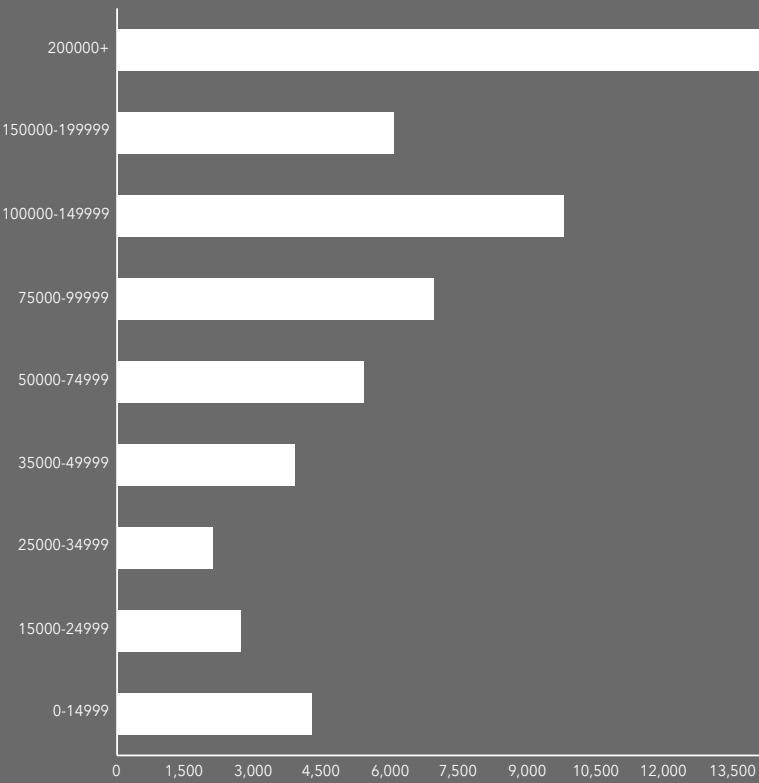
\$64,004

Per Capita Income



\$193,854

Median Net Worth



HOUSEHOLD INCOME

EMPLOYMENT



74.8%

White Collar



12.2%

Blue Collar

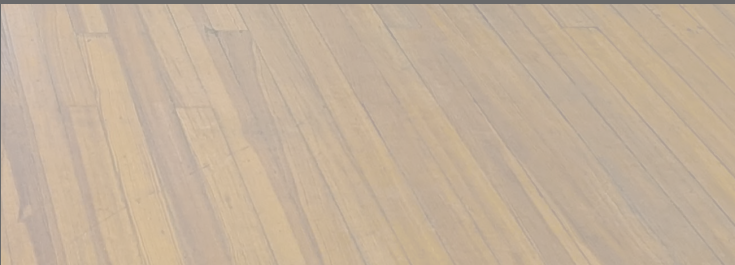
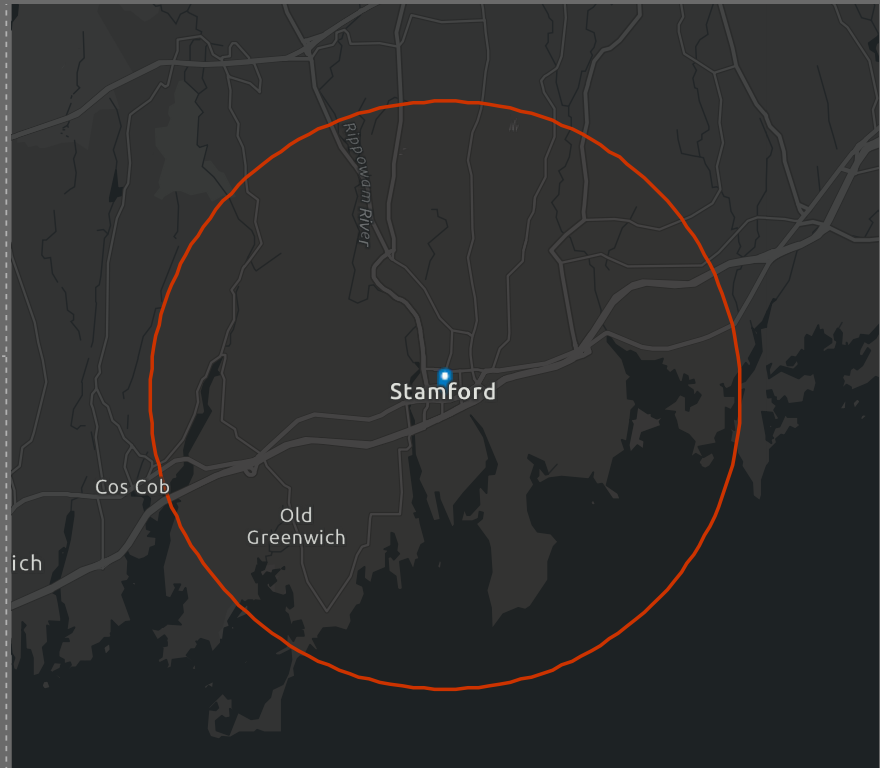


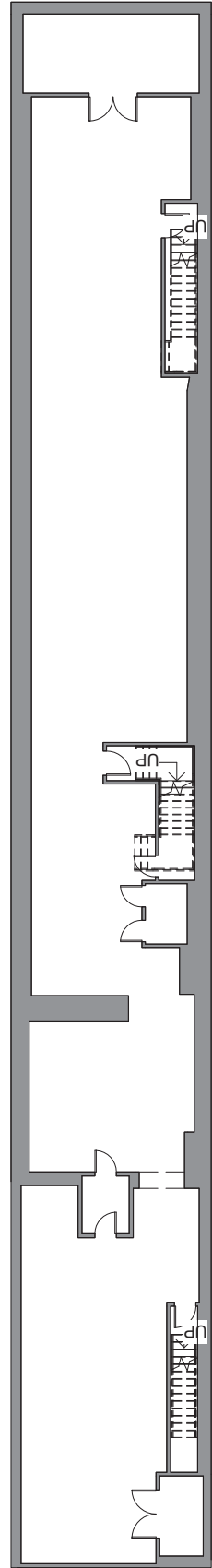
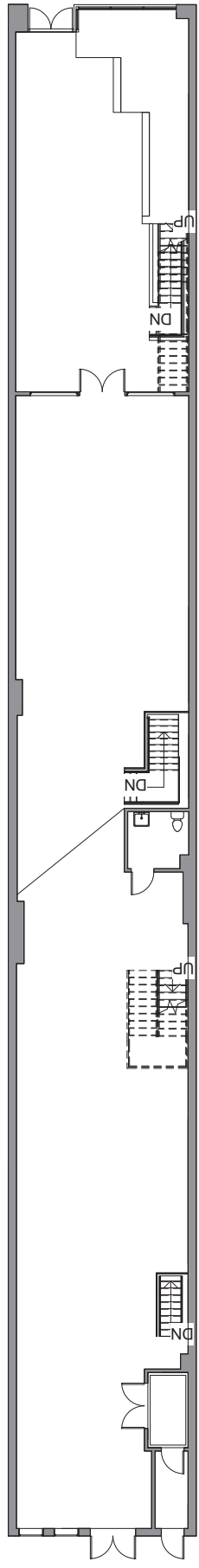
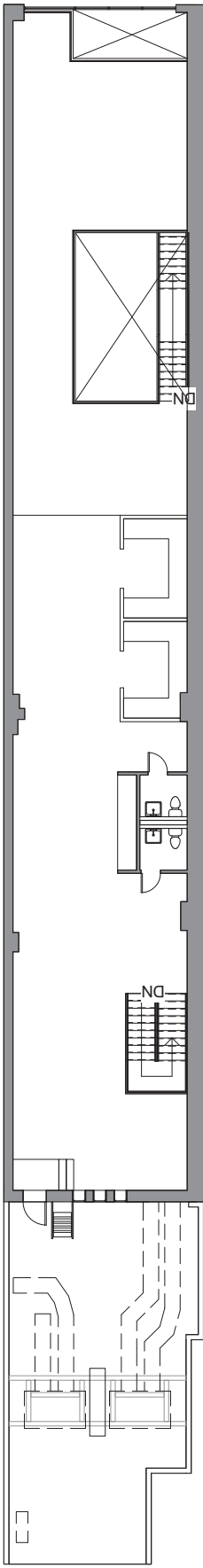
15.3%

Services

5.0%

Unemployment Rate

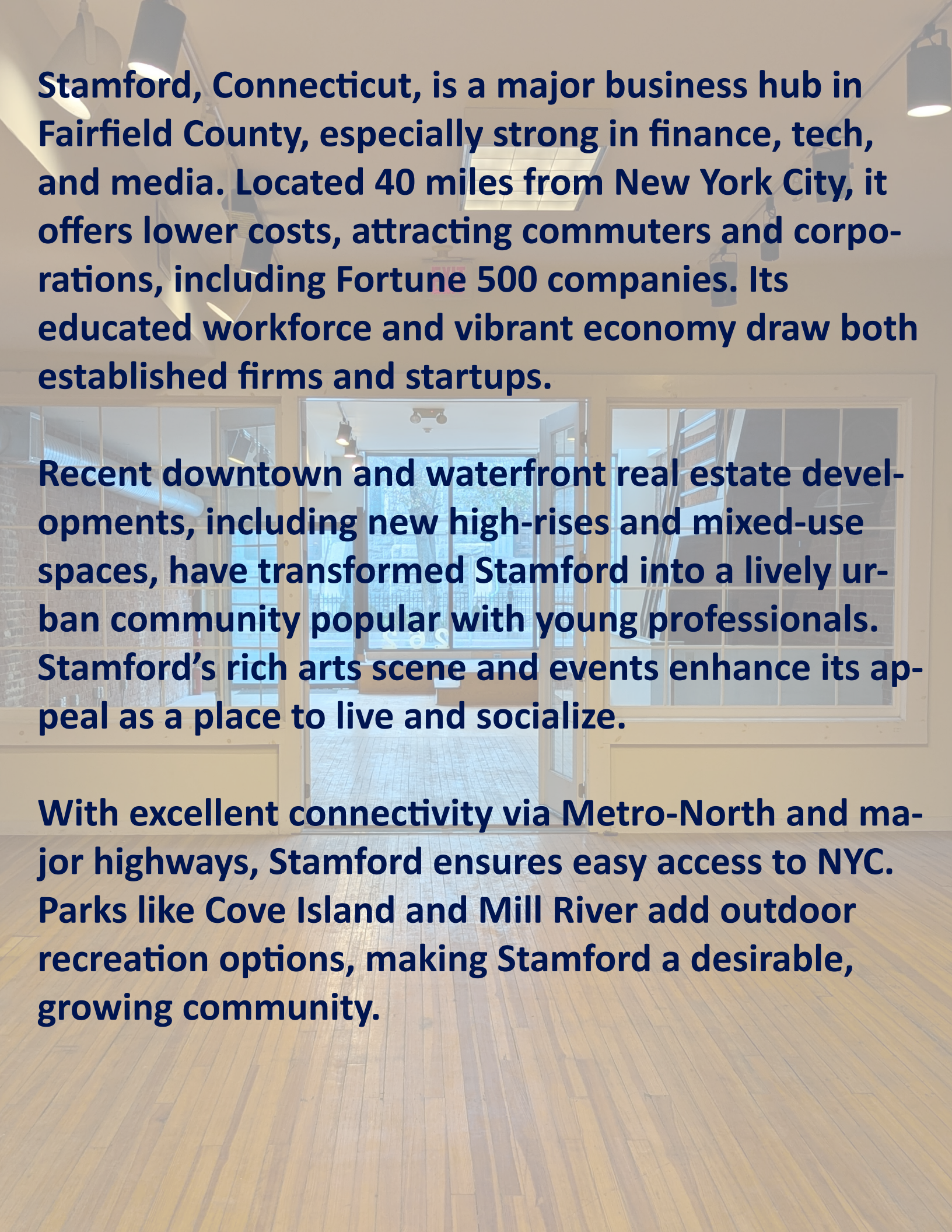




This map displays traffic volume data for various streets in Stamford, CT. The data is presented as numbers in colored boxes (red, orange, yellow, blue) along the roads. Key locations and streets shown include:

- Streets:** Main St, Washington Blvd, Tresser Blvd, N State St, Federal St, Bell St, Clinton Ave, Greenwich Ave, Atlantic St, and Canal St.
- Locations:** Mill River Park, University of Connecticut Stamford Residential Housing Building, Saint John's School, Rice School, and Stamford Town Center.
- Traffic Volume Data (Examples):**
 - Washington Blvd: 28,500 (red), 1,879 (yellow)
 - Tresser Blvd: 19,300 (red), 20,600 (red), 26,000 (red), 9,000 (orange), 46,100 (red), 11,400 (orange)
 - N State St: 46,100 (red), 7,300 (yellow), 5,064 (yellow)
 - Atlantic St: 3,700 (yellow), 5,400 (yellow), 343 (yellow)
 - Main St: 6,200 (yellow), 1,600 (yellow), 1,400 (yellow)
 - Greenwich Ave: 117,800 (blue)
 - Canal St: 124,800 (blue)

The map displays the Stanbury area with various house prices marked. The central location is Stanbury, with a price of 106,900. Other notable prices include 129,500 in River-Newfield, 145,100 in West-Ale, and 115,200 in Cos Cop. The map also shows roads like Stanwich Rd, Valley Rd, and West-Ale, and landmarks like Stanbury Cove and Shippan.



Stamford, Connecticut, is a major business hub in Fairfield County, especially strong in finance, tech, and media. Located 40 miles from New York City, it offers lower costs, attracting commuters and corporations, including Fortune 500 companies. Its educated workforce and vibrant economy draw both established firms and startups.

Recent downtown and waterfront real estate developments, including new high-rises and mixed-use spaces, have transformed Stamford into a lively urban community popular with young professionals. Stamford's rich arts scene and events enhance its appeal as a place to live and socialize.

With excellent connectivity via Metro-North and major highways, Stamford ensures easy access to NYC. Parks like Cove Island and Mill River add outdoor recreation options, making Stamford a desirable, growing community.

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